



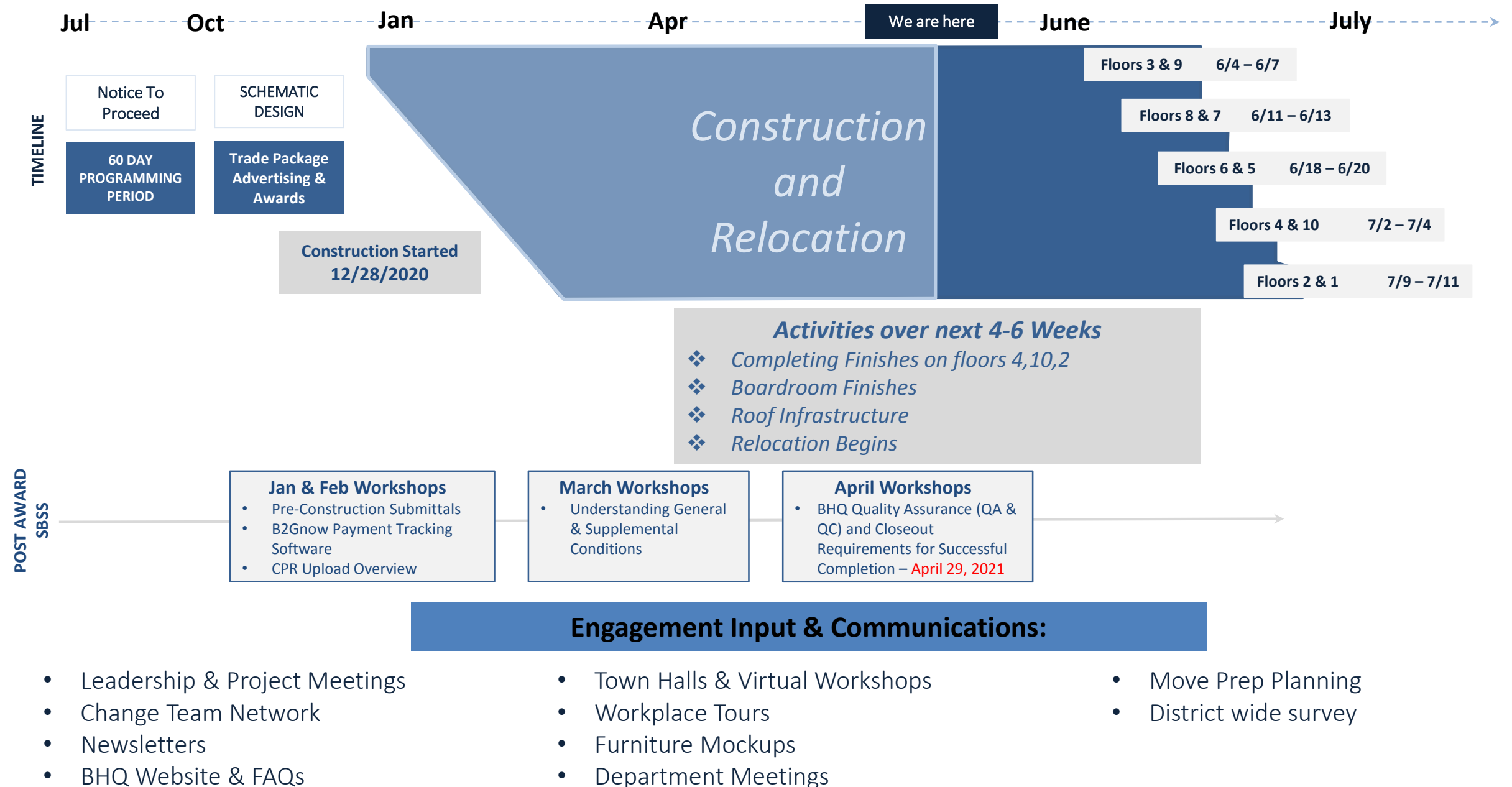
BART Headquarters Update

05/13/2021

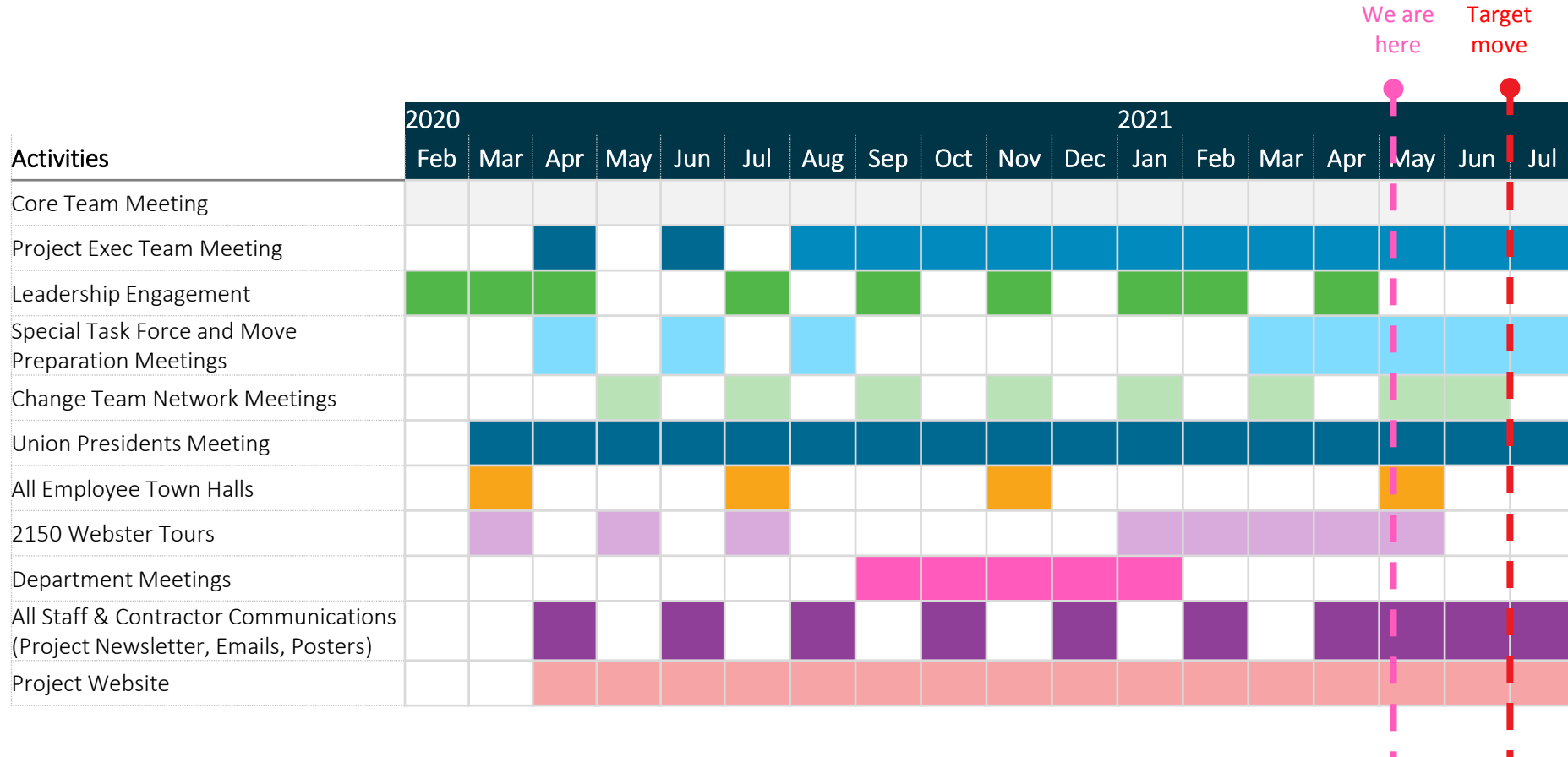
Agenda

- *Schedule and Timeline Update*
 - *Stakeholder Engagements*
- *Construction Update*
- *Office of Civil Rights Update*
 - *Small Business Participation*
 - *Public Stabilization Agreement*
- *Workplace Sound Management*
- *Items Requested for Board Action*

BHQ Project Timeline



Stakeholder Engagement Roadmap



City of Oakland – Permitting and Inspection

LEGEND

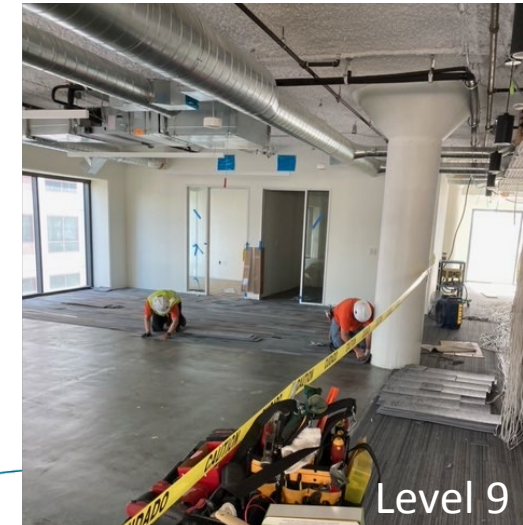
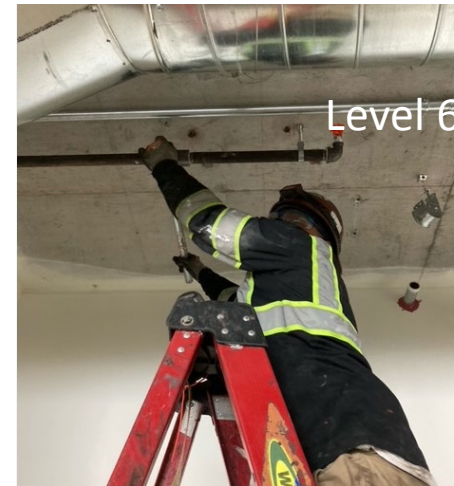
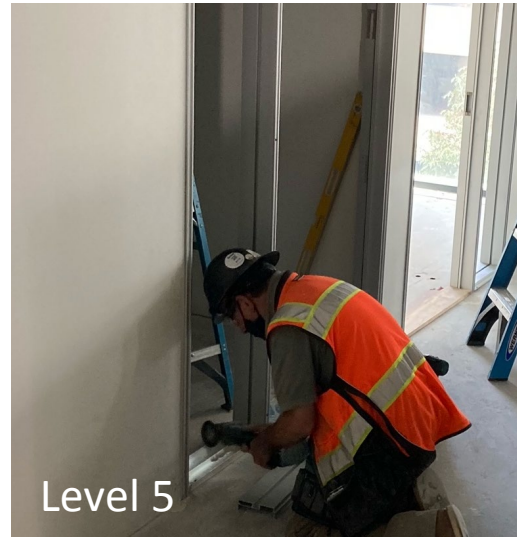
- Phase 1 Permit – Issued
- Phase 2 Permit – Issued
- Phase 3 Permit – Issued



Initial Inspection Report

Floor	Framing	Electrical	Mechanical	Plumbing	Fire
10	✓			✓	
9	✓	✓	✓	✓	✓
8	✓	✓	✓	✓	✓
7	✓	✓	✓	✓	✓
6	✓	✓	✓	✓	✓
5	✓	✓	✓	✓	✓
4	✓	✓	✓	✓	✓
3	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	
1		✓			

BHQ Construction Photos





BART SB GOAL (SMALL BUSINESS)

32% GOAL

34% Forecast

\$21.9 MIL
CONTRACT VALUE



TURNER MBE GOAL (MINORITY BUSINESS ENTERPRISES)

18% GOAL

18% Forecast



TURNER WBE GOAL (WOMEN-OWNED BUSINESS ENTERPRISES)

9% GOAL

9% Forecast



TURNER AA GOAL (AFRICAN AMERICAN BUSINESSES)

10% GOAL

17% Forecast

TURNER PROJECT GOALS

Update as of May 3, 2021

BART Headquarters Project Budget

	Base Contract Value	Current Contract Value
Construction	\$52M	\$53.601M
Design and Programming	\$0.6M	\$4.674M
Management Fees and Bond	\$5.86M	\$6.019M
Total Price	\$58.47M	\$64.295M*

Small Business Participation

	Value	SB Participation	SB %
<i>Contract Value At Time of Bid</i>	<i>\$58,467,851</i>	<i>\$18,709,712</i>	<i>32.0%</i>
<i>Revised Contract</i>	<i>\$64,295,003</i>	<i>\$20,574,401</i>	<i>32.0%</i>
Forecasted – (Contractor)	\$64,295,003	\$21,860,301	34.0%
Validated by Office of Civil Rights	\$64,276,030	\$21,475,930	33.4%
Payments to Date – as of April 7	\$20,512,014	\$1,523,209	7.4%

*Inclusive of all Board Approved Change Orders

PROJECT STABILIZATION AGREEMENT (PSA)



JOINT ADMINISTRATIVE COMMITTEE (JAC)

PSA is governed by JAC comprised of an equal number of representatives appointed by the District and by the Building and Construction Trades Councils from the Counties of:

- Alameda
- Contra Costa
- San Francisco
- San Mateo
- Santa Clara and San Benito



PRE-JOB CONFERENCES

Prior to the commencement of construction, representatives of the participating contractors and subcontractors, and the Unions are mandated to attend a pre-job conference to discuss work assignments. To date the following meetings were held:

- October 19, 2020
- November 4, 2020
- December 15, 2020
- January 4, 2021
- January 11, 2021
- February 3, 2021
- February 16, 2021
- February 26, 2021
- March 25, 2021
- April 8, 2021
- April 16, 2021

Workspace Sound Management

The ABC Rule of Workplace Sound Management



ABSORB



BLOCK



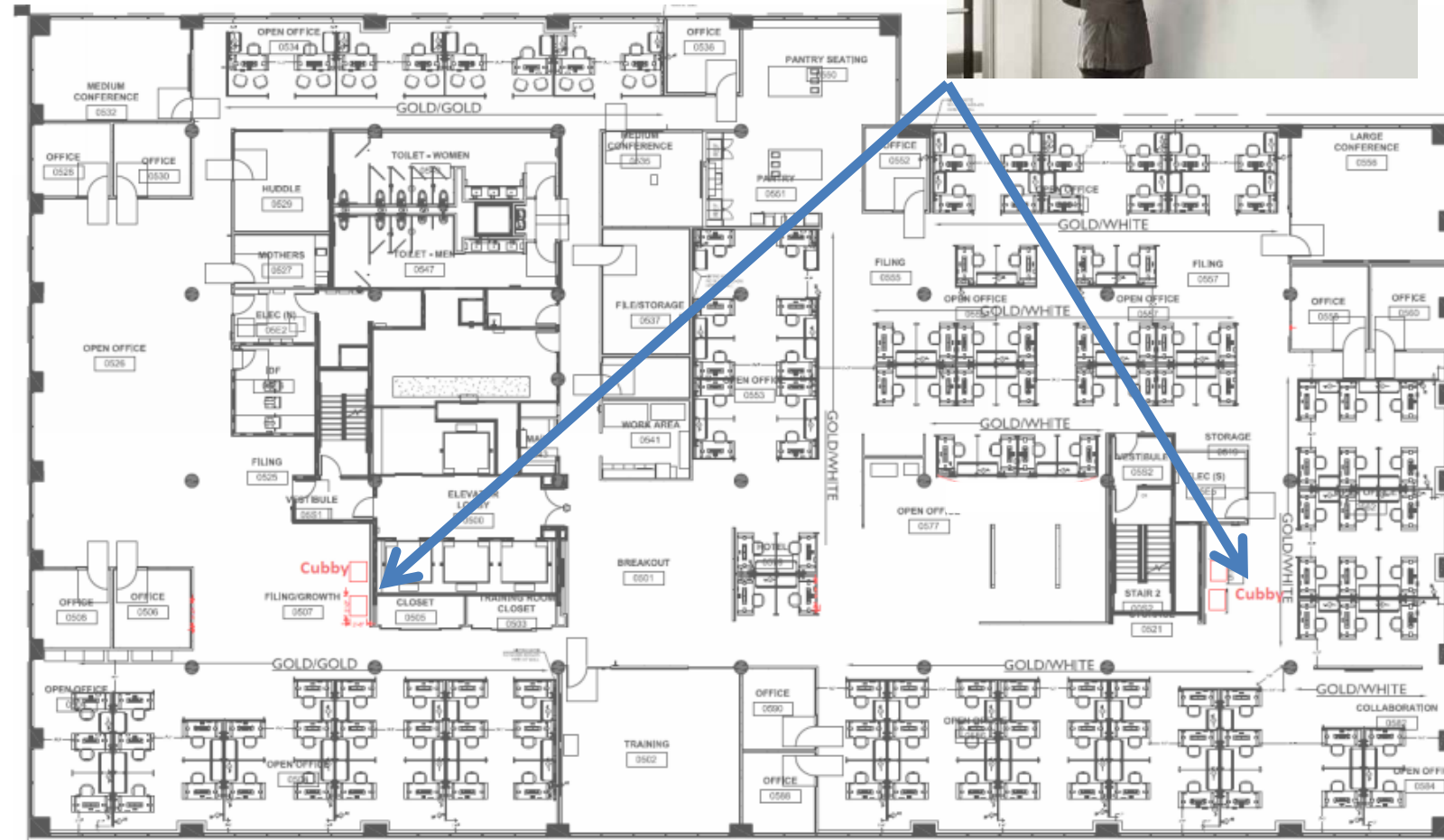
COVER

Workspace Sound Management



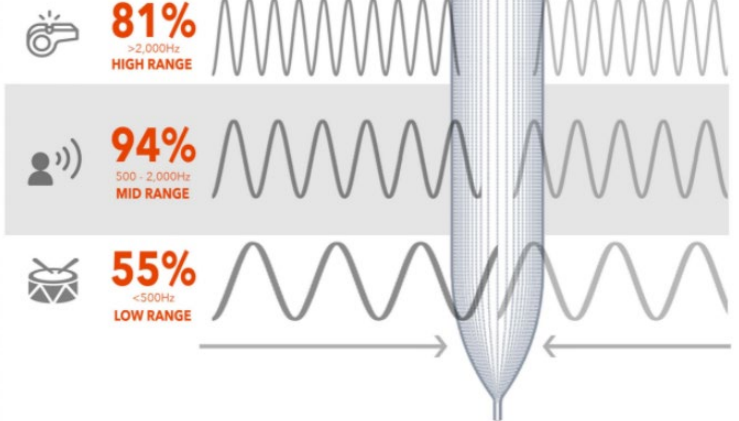
Conversation Hoods

- 2- 4 locations per floor (32 Total)
- *ADA compliant height locations*



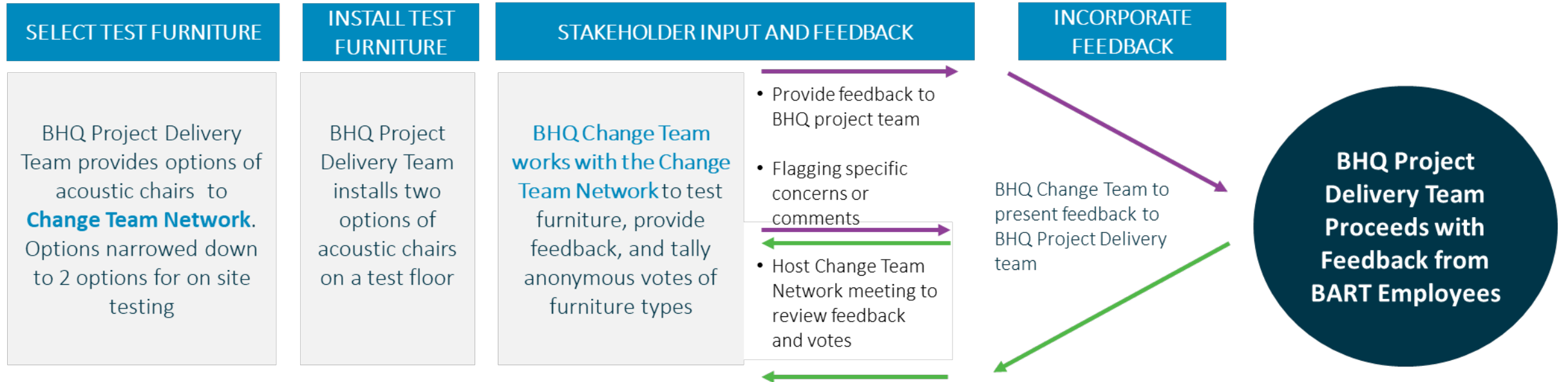
SOUND QUALITY

Selective Frequency Absorption

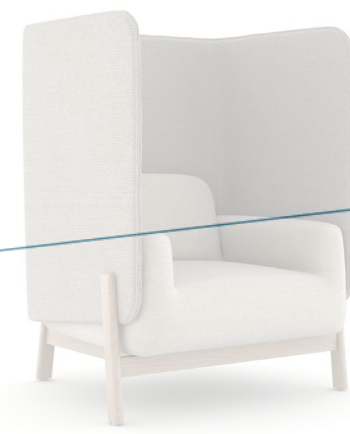


Workspace Sound Management

*Procurement will be after Relocations are Complete
Fall 2021*



Acoustic Chairs



Workspace Sound Management

Headsets

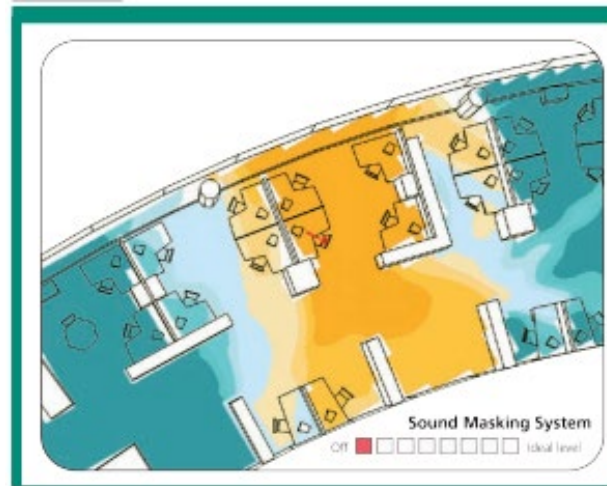
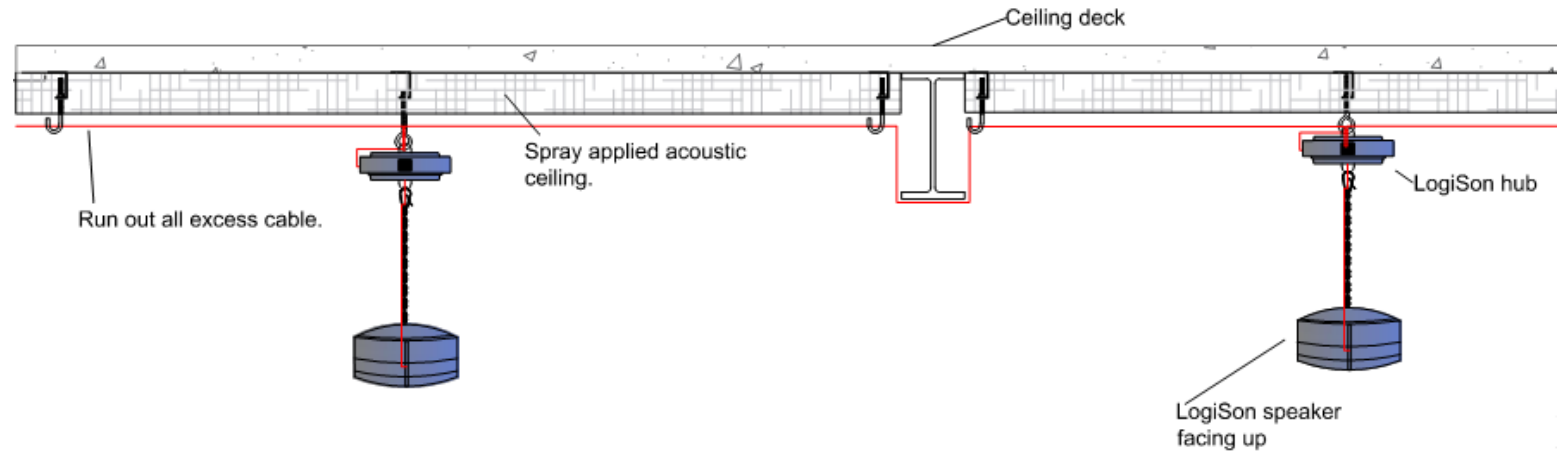
- Single ear, wired headset
- Allows for:
 - desktop phone connection
 - Hardwired
 - laptop connection
 - Bluetooth



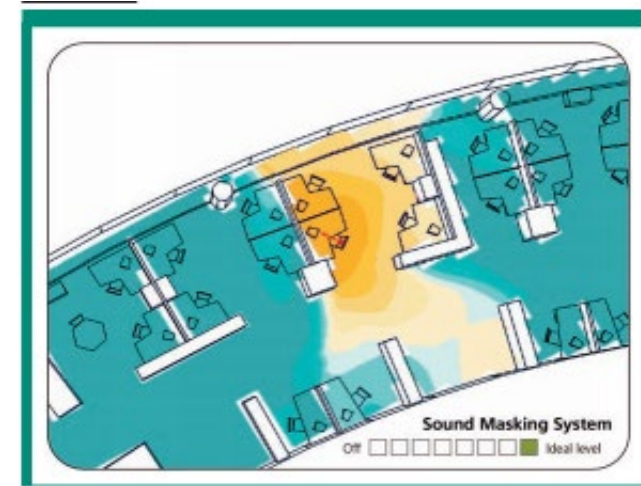
Workspace Sound Management

Sound Masking System

- Over 85 units per floor
- Emits pink noise
 - Soft Blowing Air resemblance



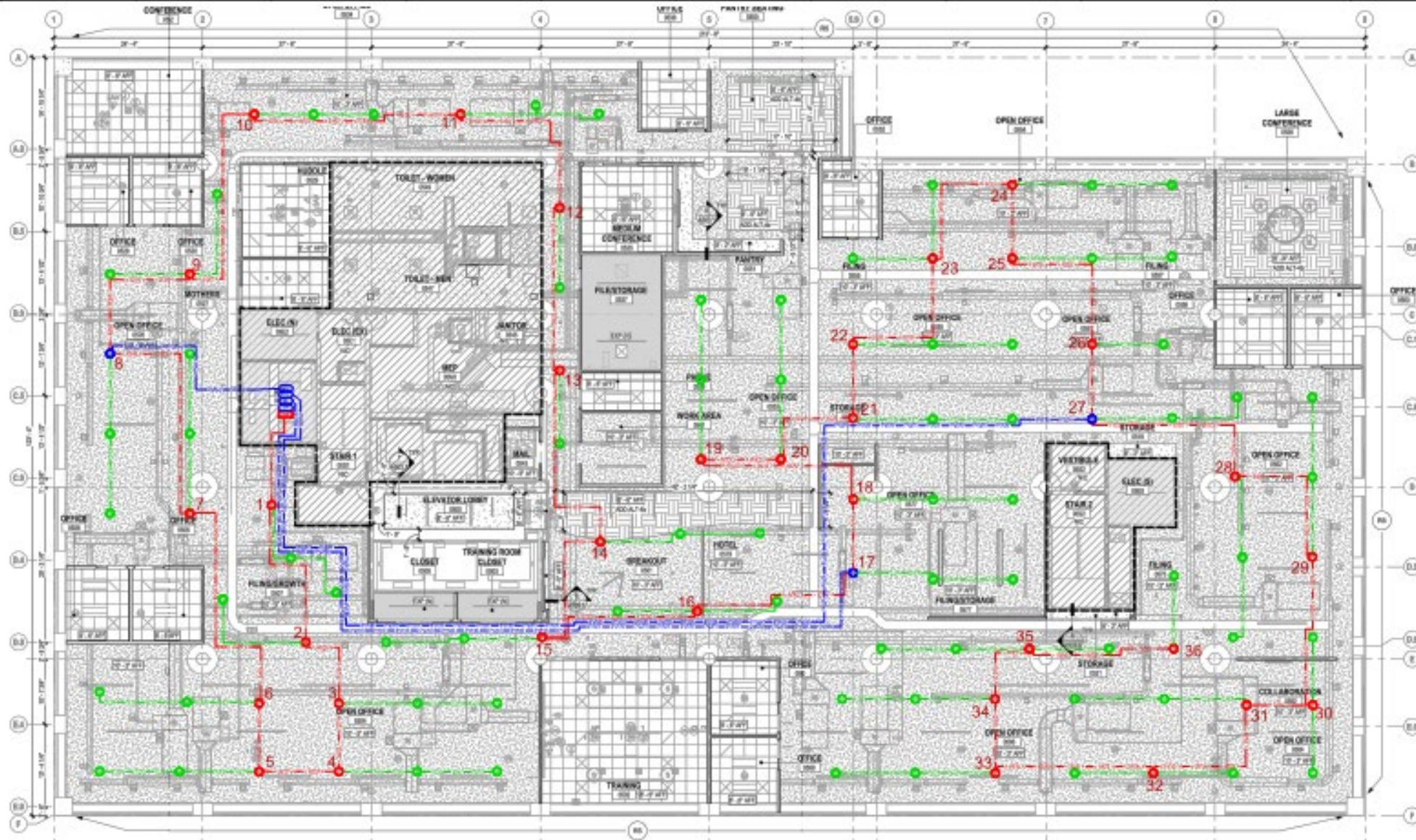
Sound Masking off



Sound Masking on



BHQ – Level 5 Sound Masking Unit layout



Items Requested for Action

Requested for Board Action

Building Operations

- Award of Property Management Services
- Lease Parking Spaces for Corporate Vehicles
- BHQ Surveillance Impact Report

Contract 6M4706 Change Orders

- *No. 504 – BHQ Fire Pump Code Compliance Modifications*
- *No. 505 – BHQ Collaboration Space Technology & Furniture*
- *No. 506 – BHQ Roof Access Design & Construction*

Requested for Board Action

Contract No. 6M4736,

Award of Property Management Services for BHQ

Request to execute a professional services agreement with RiverRock Real Estate Group for property management services for district Property at 2150 Webster Street for five (5) years with two (2) one-year options, for \$2.326MM, and allow the firm to administer the overall budget for property management and procure related building services at a cost of \$18.2MM with BART operating funds.

***Award Amount Total for Property Management & Building Services - \$18.2MM
(\$2.326MM Direct Amount for Property Management)***

Includes:

- *Property Management*
- *Building Engineering Services*
- *Janitorial*
- *Private Security Services*
- *Other Building & Maintenance Services needed to maintain BHQ*

Lease for Corporate Vehicle Parking

Request to enter into a fifteen-year lease with TMG Partners for up to 90 parking spaces, with an option to extend for two (2) additional five-year periods, for BART Corporate Vehicle Parking at the Kaiser Center (300 Lakeside Garage) for an initial monthly rate of \$247 per stall with BART operating funds.

Annual Lease for up to 90 Corporate Vehicle Parking Stalls

Includes parking for:

- *Maintenance & Engineering*
- *Real Estate*
- *Transportation*
- *Other BART Departments with secured parking needs*

Requested for Board Action

BHQ Surveillance Impact Report (SIR)

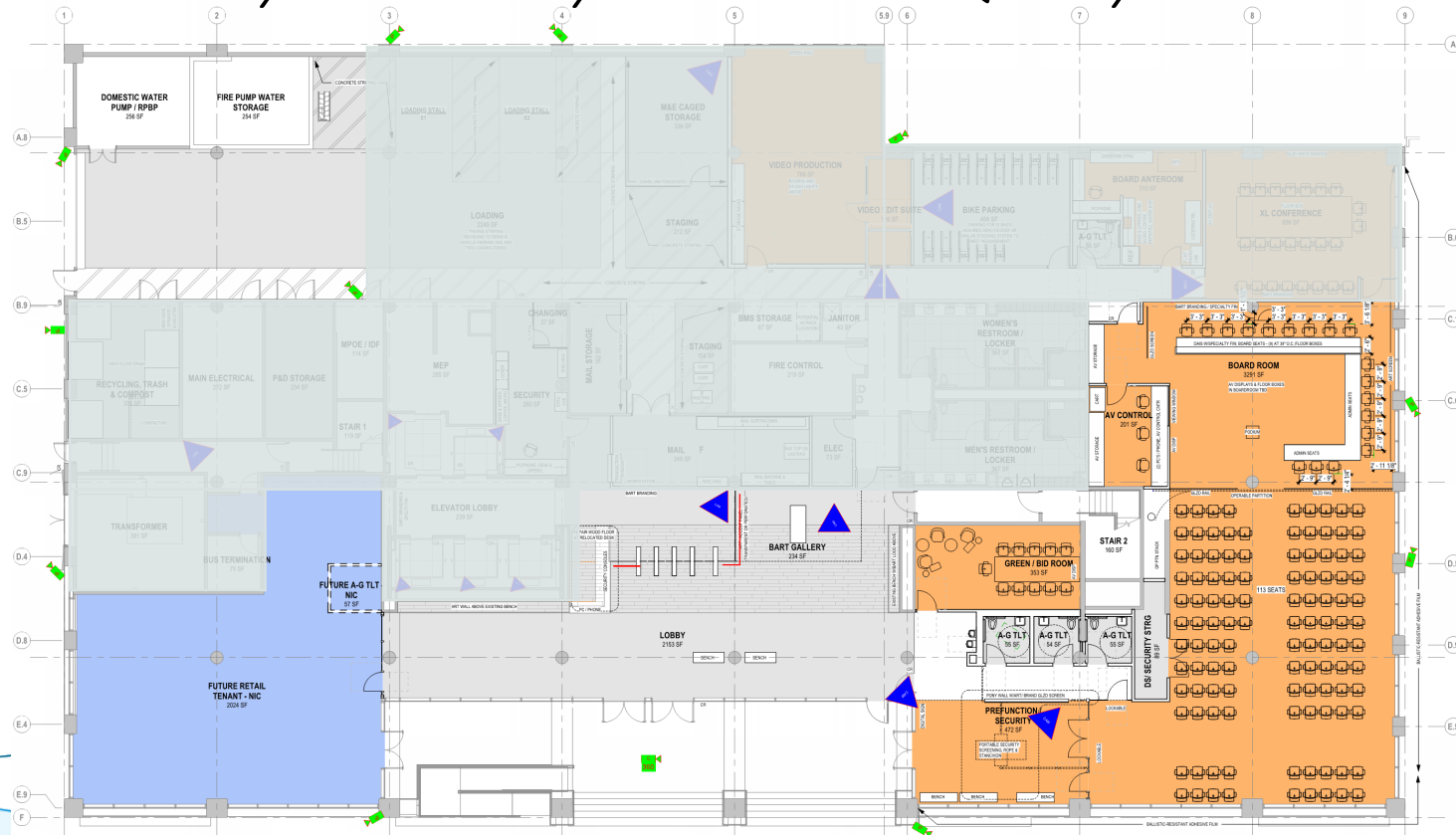
Per Surveillance Technology Ordinance No. 2018-1

Section 4.1: Information Required

“The BART District entity seeking approval under Section 3 shall submit to the Board of Directors a Surveillance Impact Report and a draft Surveillance Use Policy at least twenty-one (21) days prior to the public meeting where approval will be requested”

Amendment of the existing Surveillance Use Policy to include the system at the new BHQ Facility

- Surveillance Technology Ordinance No.2018-1 Adopted Sep 21, 2018
- Surveillance Impact Report (SIR) posted April 20, 2021
- BART Board notified April 20, 2021



Requested for Board Action

Contract No. 6M4706, Change Order No. 504

BHQ Fire Pump Code Compliance Modifications

The existing fire pump was determined to be past its useful life. To be in compliance with the City of Oakland Fire Code, the replacement of this unit and modification of the supporting infrastructure is required.

Change Order Amount – Not To Exceed(NTE) \$.720M

Includes:

- Mechanical/Electrical/Plumbing Engineering Services
- Equipment Procurement
- Fire Alarm Connectivity

Contract No. 6M4706, Change Order No. 505

BHQ Collaboration Space Technology & Furniture

To reduce schedule risk associated with the activation of the new BHQ facility, Turner Construction will procure and manage logistics associated with the delivery of technical equipment for the new facility.

Change Order Amount – NTE \$3.42M

Including:

- Digital Screens
- Conference Room Controllers
- Scheduling Panels
- Audio Devices
- Telephone Equipment (VoIP)
- Meeting Management System
- Production Broadcast Equipment
- Integrated Audio/Visual Furniture

Requested for Board Action

Contract No. 6M4706, Change Order No. 506

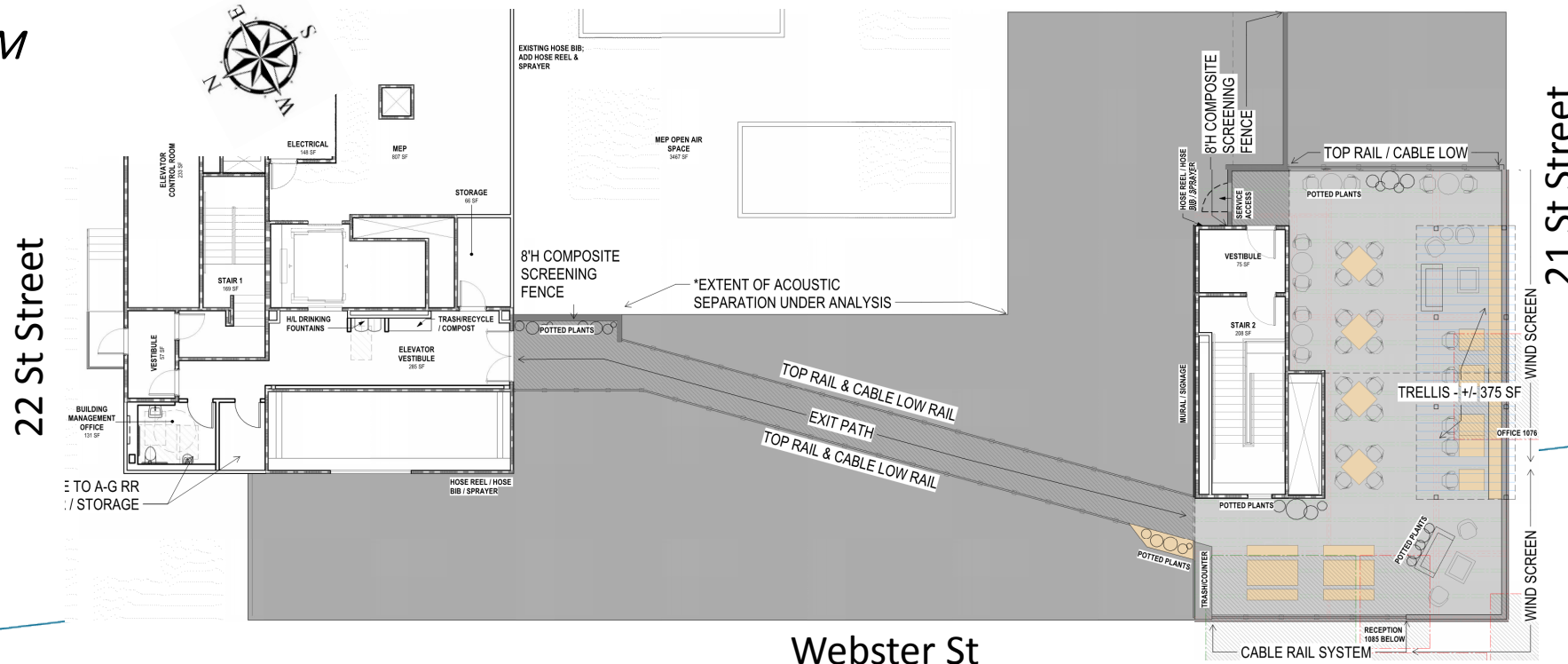
BHQ Roof Access Design & Construction

Part of the relocation to BHQ required a reduction in open areas for staff to access during the workday for decompressing. The roof will be available for BART Staff during business hours.

Change Order Amount - NTE \$1.20M

Includes:

- Architectural Design Services
- Structural Engineering Services
- Development of 1,300+/- sqft. on Roof
- Code required lighting
- Windshields and fencing
- Wifi



BART Headquarters Project Budget

	Current Contract Value	Forecasted Contract Value
Construction ¹	\$53.765M	\$58.559M
Design and Programming ²	\$4.495M	\$4.747M
Management Fees and Bond	\$6.016M	\$6.329M
Total Price	\$64.276M	\$69.635M¹

¹ Inclusive of Change Order:

No. 504 – BHQ Fire Pump Code Compliance Modifications

No. 505 – BHQ Collaboration Space Technology & Furniture

No. 506 – BHQ Roof Access Design & Construction

Next Steps

- Finalize Roof Access Design and Commence Construction
- City of Oakland Occupancy Permit Issuance
- Relocate Staff Starting 6/4
- Boardroom Commissioning
- Punchlist Completion

Recommended Board Motions

Building Operations

- Award of Property Management Services
- Lease Parking Spaces for Corporate Vehicles
- BHQ Surveillance Impact Report

Contract 6M4706 Change Orders

- *No. 504 – BHQ Fire Pump Code Compliance Modifications*
- *No. 505 – BHQ Collaboration Space Technology & Furniture*
- *No. 506 – BHQ Roof Access Design & Construction*

Recommended Board Motion

Contract No. 6M4736, Award of Property Management Services for BHQ

The General Manager, or their designee, is authorized to execute a professional services agreement with RiverRock Real Estate Group for property management services for District Property consisting of 244,287 sf of space and ten (10) floors at 2150 Webster Street for five (5) years with two (2) one-year options, for a total amount of \$2,326,484.00, and allow RiverRock Real Estate Group to administer the overall budget for property management and procure related building services at a cost not to exceed a total of \$18,200,000.00.

Lease for Corporate Vehicle Parking

The General Manager or his designee is authorized to enter into a fifteen-year lease with TMG Partners for approximately 90 parking spaces for BART Corporate Vehicle Parking at the 300 Lakeside Garage in Oakland, with options to extend for two additional five-year periods, commencing July 1, 2021 at an initial monthly rate of \$247/stall for the first three-years of the lease; and increasing thereafter subject to the terms of the agreement.

BHQ Surveillance Impact Report (SIR)

The General Manager or his designee is authorized to proceed with the use of this additional surveillance equipment for all of the purposes described in the CCTV Surveillance Use Policy.

Recommended Board Motion

Contract No. 6M4706, Change Order No.504 - BHQ Fire Pump Code Compliance Modifications

The General Manager is authorized to execute Change Order No. 504, BHQ Fire Pump Code Compliance Modifications, in the not to exceed amount of \$720,000.00, to Contract No. 6M4706, for Design-Build of BART Headquarters, with Turner Construction Company.

Contract No. 6M4706, Change Order No.505 - BHQ Collaboration Space Technology & Furniture

The General Manager is authorized to execute Change Order No. 505, BHQ Collaboration Space Technology and Furniture, in the not to exceed amount of \$3,420,000.00, to Contract No. 6M4706, for Design-Build of BART Headquarters, with Turner Construction Company.

Contract No. 6M4706, Change Order No.506 - BHQ Roof Access Design & Construction

The General Manager is authorized to execute Change Order No. 506, BHQ Roof Access Design & Construction , in the not to exceed amount of \$1,200,000.00, to Contract No. 6M4706, for Design-Build of BART Headquarters, with Turner Construction Company.